

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

**THE BANK OF NEW YORK MELLON, INDENTURE TRUSTEE FOR CSMC TRUST
2011-3 MORTGAGE-BACKED SECURITIES,**

Plaintiff,

vs.

Case No. 13 CV 2316

**PATRICK M. FOLEY JR.,
CITIZENS BANK OF MUKWONAGO,**

Defendants.

FORECLOSURE OF MORTGAGE 30404

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure in the amount of \$329,910.23 entered by the court on August 25, 2014, the undersigned Sheriff of Waukesha County, Wisconsin, will sell the following described real estate.

Lot 94, together with an undividable interest in Outlots 8, 9 and 10, all in Minor's Homestead Addition No. 2, being part of the Southwest 1/4 of the Northwest 1/4 of Section 27, Town 5 North, Range 18 East, in the Village of Mukwonago, County of Waukesha, State of Wisconsin.

Tax Key No. MUKV 1977.104

Street Address: 520 Augusta Drive, Mukwonago, WI 53149

Place of Sale: Lobby of the Sheriff's Dept. Justice Center, door #8, 515 W. Moreland Blvd, Waukesha, WI

Date & Time of Sale: March 4, 2015 at 10:00 a.m.

Terms of Sale:

1. Property is sold "as is" and subject to all legal liens and encumbrances, including but not limited unpaid and accrued real estate taxes, special assessments, and other governmental charges, plus interest and penalties, if any.
2. A bid deposit of not less than ten percent (10%) of the bid amount shall be due in the form of cash, cashier's check, or certified funds at the time of sale.
3. Successful bidder to pay the entire unpaid balance of bid within ten (10) days following confirmation of the sale by the court plus buyer to pay for buyer's title insurance, document recording fees and Wisconsin Real Estate Transfer Tax.
4. Failure to make timely payment following confirmation of sale will result in forfeiture of bid deposit.

Date: January 20th, 2015

Eric Severson

Eric J. Severson, Sheriff
Waukesha County

Law Offices of James E. Huismann, S.C.

Address:

N14 W23777 Stone Ridge Drive, Suite 120
Waukesha, Wisconsin 53188
(262) 523-6400

2015 JAN 20 AM 11:54
WAUKESHA SHERIFF DEPT.
RECORD DIVISION